

**Madison County Planning Commission  
Workshop Meeting  
March 20, 2019**

The Madison County Planning Commission Workshop meeting was called to order by Chair, Carty Yowell, in the County Administration Building auditorium at 7:00 p.m. A quorum was established with all members present: Fay Utz, Pete Elliott, Peter Work, Nan Coppedge, Carty Yowell, Mike Fisher, Mike Mosko, Steve Carpenter, and Francoise Seillier-Moiseiwitsch. Also present were Betty Grayson, Zoning Administrator; Sean Gregg, County Attorney; Jack Hobbs, County Administrator; and Clay Jackson, BOS liaison.

Motion was made by Peter Work to approve the February 20, 2019 meeting as submitted, seconded by Fay Utz, and carried, with all members voting aye.

Betty Grayson presented the one case scheduled for April 3.

**Case No. SU-04-19-03:** Request by John M. or Emily Howard for an indefinite special use permit to operate a kennel on 2.856 acres of land (TM 48-14F) at 570 Courthouse Mountain Road, zoned A-1, located near the town of Madison. VDOT has found the application generally acceptable at this point. Emily Howard was present and referred to a hand drawn concept plan with a new building constructed behind the house, served by a circular driveway, will require an additional well and septic system, and will board up to 20 animals. It will require a variance from the Board of Zoning Appeals for requesting 2 uses on less than 6 acres. There were many unanswered questions. Adjoining landowners have been notified and one letter was received opposing the request.

Mike Fisher recused himself from the next item, discussion on the **Rural Resort** draft Ordinance. Mike Mosko reported that comments received from Jim Alexander have been resolved. Chris Hawk, from the Piedmont Environmental Council, stated the PEC will provide written comments regarding Rural Resorts. Amy Neale stated a four story buildings was quite high in an Ag zone. A public hearing will be held April 3, 2019.

Bill Gentry provided an update on the **Wieland property** stormwater management plan and DEQ. All parties have met, and he hopes to have an acceptable plan ready soon.

Mike Fisher rejoined the meeting. Fay Utz presented her committee's work on **Large Scale Solar Energy** projects. Even though all localities that now have large scale solar facilities report they were not adequately prepared in their ordinances, there was still discussion on whether Madison is better off to have a more restrictive ordinance in place, or continue with the policy that if a use is not listed in the ordinance, it is not allowed.

Mike Mosko had a contract **VDOT uses to pick up highway signs**. Pete Elliott said it includes signs seen from US Rt. 29. Fay Utz volunteered to be on the **Skyline CAP's affordable housing task force**. Nan Coppedge reported from the March 12 BOS meeting, and that Betty Grayson has announced her retirement on April 30 as Zoning Administrator. Sean Gregg suggested 2 PC members work on a committee to seek her replacement.

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Nan Coppedge, Secretary

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Approved

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Certified